



CITY OF TUCSON

NEWS RELEASE

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MAYOR AND COUNCIL SELECT PEACH PROPERTIES TEAM FOR THE RONSTADT TRANSIT CENTER JOINT DEVELOPMENT PROJECT

Following an Executive Session today, the Mayor and Tucson City Council publicly announced the selection of Peach Properties to enter into negotiations with the City to develop a mixed-use project with transit on a 4.7-acre key downtown site. The City-owned site currently is utilized as the Ronstadt Transit Center and two parking lots. This selection is consistent with the unanimous recommendation to Mayor and Council of the project evaluation committee, comprised of members representing bus riders, downtown businesses and neighborhoods, the development community, and City departments.

The Peach Properties proposed project features a transit mall integrated with a mix of residential, retail, commercial, and public space uses. The concept includes an open-air public market located adjacent to a newly-built transit mall and a Marriot boutique concept hotel on the corner of 6th Avenue and Congress Street. The streetscape on both Congress and 6th will be activated with retail uses. The Peach Properties team is led by local developer Ron Schwabe and includes several equity partners, including Scott Stiteler. The team includes local architecture firms Swaim Associates and FORS Architecture + Interiors, general contractor Ryan, and transportation/transit consultant HDR. Also part of the team is Melody Peters, the public artist who created the tiles that decorate the existing arcade.

The final project components, phasing, and design review process will be determined through a development agreement to be negotiated between the City and Peach Properties; reviewed by the Federal Transit Administration, which has a financial interest in the site; and approved by Mayor and Council.

The selection by the Mayor and Council is the culmination of a two-year process that included meetings with stakeholders to develop project goals, the issuance of Request for Proposal (RFP), public presentations of proposed concepts, and the formation of an evaluation committee to review and make recommendations to Mayor and Council on the submittals.

The selected proposal and additional information on the process will be posted at <https://www.tucsonaz.gov/integrated-planning/ronstadt-transit-center-joint-development>.

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